

Maple Grove City Council

DRAFT Meeting minutes

June 26, 2023

DRAFT

(Delete this when final edits are complete)

Call to order

Pursuant to call and notice thereof, a regular meeting of the Maple Grove City Council was held at 7:30 p.m. on June 26, 2023 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota. Members present were Mayor Mark Steffenson and Councilmembers Judy Hanson, Kristy Janigo and Rachelle Johnson. Absent was Councilmember Kristy Barnett. Present also were Heidi Nelson, City Administrator; Joe Hogeboom, Community and Economic Development Director; Peter Vickerman, Planning Manager; Jesse Corrow, City Planner; Ken Ashfeld, Public Works Director/City Engineer; Fire Chief Tim Bush, and Justin Templin, City Attorney.

Mayor Steffenson called the meeting to order at 7:30 p.m. and led the city in the Pledge of Allegiance.

Additions or deletions to the agenda

Mayor Steffenson asked if there were any additions and/or deletions to the consent agenda to which Heidi Nelson stated the following:

Item amended to the agenda

None

Item amended to the consent agenda

None

Item added to the agenda

None

Item removed from the consent agenda for discussion

None

Consent items

The following consent items were presented for Council's approval:

MINUTES

- A. Regular meeting – June 5, 2023
- B. Closed work session meeting – June 5, 2023
- C. Joint City Council and Park Board work session meeting – June 5, 2023
- D. Work session meeting – June 14, 2023
- E. Closed work session meeting – June 14, 2023
- F. Special meeting – June 14, 2023

HUMAN RESOURCES ITEMS

- G. Appointment of probationary paid on-call firefighters

Motion to approve the hiring of the following apprentice firefighters to the position of probationary paid on-call firefighters effective July 1, 2023, subject to an 18-month probationary period.

Richard Wayman: Station 1
Niko Tsatsos: Station 2
DeVan Helmoski: Station 3
James Robbins: Station 3
Connor Rose: Station 3
Charles Brandon Station 5
Martin Cheruiyot: Station 5

COMMUNITY & ECONOMIC DEVELOPMENT ITEMS

- H. Cottages at SilverCrest planned unit development concept stage plan amendment, development stage plan, and final plat - Resolution No. 23-095

Motion to adopt Resolution No. 23-095 approving the Cottages at SilverCrest planned unit development concept stage plan amendment, development stage plan, and final plat.

- I. Lodging tax funds Ordinance No. 23-10 - amending Maple Grove City Code 16-125 to update cross-reference to state statute

Motion to adopt Ordinance No. 23-10 approving city code statutory reference change pertaining to use of lodging tax funds.

- J. Minnesota Science and Technology Center planned unit development concept stage plan - Resolution No. 23-094

Motion to adopt Resolution No. 23-094 approving the Minnesota Science and Technology Center planned unit development concept stage plan.

- K. Rental housing Ord. No. 23-09 - amending Maple Grove City Code Article XI to update and clarify provisions related to rental licensing

Motion to adopt Ordinance No. 23-09 amending Maple Grove City Code Article XI to update and clarify provisions related to rental licensing.

- L. Tricare 7th Addition preliminary plat and final plat - Resolution No. 23-099

Motion to adopt Resolution No. 23-099 approving Tricare 7th Addition preliminary plat and final plat.

ENGINEERING ITEMS

- M. 2023 Sanitary Sewer Manhole Rehabilitation Project No. 23-13 accept bid and award contract - Resolution No. 23-092

Motion to adopt Resolution No. 23-092 accepting the bid for 2023 Sanitary Sewer Manhole Rehabilitation Project No. 23-13 and awarding to Innovative High-Performance Coatings at a contract amount of \$341,697.00.

- N. Adoption of ADA Transition Plan for Public Buildings, Transit Facilities, and Right of Way Resolution No. 23-102

Motion to adopt Resolution No. 23-102 approving the City of Maple Grove ADA Transition Plan for Public Buildings, Transit Facilities, and Right of Way.

- O. Approval of MCES 2020 I/I Grant Agreement - End Grant for Maple Grove Sanitary Sewer Projects 21-05 and 22-04 - Resolution No. 23-101

Motion to adopt Resolution No. 23-101 approving the MCES 2020 I/I Grant Agreement – End Grant for Maple Grove Sanitary Sewer Projects 21-05 and 22-04.

- P. Approve change order no. 1 and final acceptance - Project No. 22-18 Cobblestone Hills Water Quality Pond Maintenance

Motion to approve change order no. 1 and final acceptance and payment of the Cobblestone Hills Water Quality Pond Maintenance Project No. 2022-18 completed by New Look Contracting, Inc. subject to the warranty provisions of the contract and statutory law.

- Q. Assessment correction Southwest Crossroads developer's agreement - Resolution No. 23-097

Motion to adopt Resolution No. 23-097 correcting assessment on property identified as 30-119-22- 33-0010 in city Resolution Nos. 22-131 and 22-154.

- R. Berkshire Lane, 64th Avenue, 63rd Place, and Cheshire Lane speed limit reduction - Resolution No. 23-103

Motion to adopt Resolution No. 23-103, adopting a posted speed limit of 25 mph on Berkshire Lane, 64th Avenue, 63rd Place, and Cheshire Lane within the neighborhood adjacent to the Donahue South Park.

- S. CSAH 101 - 73rd Avenue to 83rd Avenue Project No. 22-10 change order no. 1

Motion to approve change order no. 1 to CSAH 101 – 73rd Ave

to 83rd Ave Project No. 22-10 in the amount of \$142,836.81.

T. Final acceptance - Project No. 22-20 Hiller White Oaks on the Park 3rd Water Quality Pond Maintenance

Motion to approve final acceptance and payment of the Hiller White Oaks on the Park 3rd Water Quality Pond Maintenance Project No. 2022-20 completed by New Look Contracting, Inc. subject to the warranty provisions of the contract and statutory law.

U. First amendment to developer's agreement for Evanswood - Resolution No. 23-105

Motion to adopt Resolution No. 23-105 approving first amendment to developer's agreement for Evanswood, subject to final review by the city attorney and director of public works.

V. Highway 610 Extension Project No. 19-24 establish no parking zones - Resolution No. 23-104

Motion to adopt Resolution No. 23-104 establishing no parking zones on both sides of Rush Creek Boulevard from County Road 30 to I-94, Lawndale Lane between 101st Avenue / Arbor Ridge Parkway and 1,350 feet south of Rush Creek Boulevard, and the realigned portions of CSAH 30 between Troy Lane and Peony Lane.

W. Purchase agreement between the city and Tri-Care Inc.

Motion to approve purchase agreement between the city and Tri-Care, Inc. for the acquisition of lands identified within the Parks and Recreation Systems Plan and authorizing mayor and city clerk to execute.

X. Rice Lake water obstacle permit - buoys

Motion to approve the 2023 water obstacle permit for buoys on Rice Lake.

Y. Sureties

Motion to approve the surety actions.

ADMINISTRATIVE ITEMS

Z. Amendment to purchase agreement

Motion approving an amendment to possession termination date of the purchase agreement with Griff and Cherlyn Springer extending the termination date to November 30, 2023.

AA. Fire apparatus purchase

Motion to authorize purchase of one (1) pumper truck using Sourcewell purchasing consortium from MacQueen Equipment, LLC in St. Paul, MN at a cost of \$1,341,076.00.

BB. Support for 2024 state bonding request - Community Center expansion and renovation - Resolution No. 23-091

Motion to adopt Resolution No. 23-091 supporting the City of Maple Grove submitting a proposal for state bonding bill funds to assist with the capital costs associated with the Maple Grove Community Center expansion and renovation.

CC. Walker Consulting 5-year transit station inspection and appraisal proposals

Motion to authorize the city administrator to sign proposals included in Attachment A from Walker Consultants for condition appraisal services for the Maple Grove Transit Station totaling \$13,600 and Parkway Station totaling \$12,700.

DD. Approve claims

Motion to approve claims totaling \$ 4,545,417.54.

Motion by Councilmember Janigo, seconded by Councilmember Hanson, to approve the consent items as presented. Upon call of the motion by Mayor Steffenson,

there were four ayes and no nays. Motion carried.

**Consideration of
items pulled from
the agenda**

None

Special business

Open forum

There were no open forum issues brought before the Council at this meeting.

**Representative
Robbins
presentation**

Representative Kristin Robbins introduced herself to the Council stating she was the representative for District 37A. She provided the Council with a brief wrap-up on the 2023 legislative session. She thanked the Council for their strong advocacy at the capitol and explained the Maple Grove Community Center received \$6 million from the bonding bill. She commented further on the tax bill that was approved and noted carjacking was now a recognized crime by law enforcement. She reported Maple Grove Detective Katie Damm presented language to her two years ago regarding domestic violence and Representative Robbins was pleased to report language regarding third degree murder was adopted. She commented on her concerns, which centered around the fact the state budget increased by 38% which was unsustainable.

Mayor Steffenson thanked Representative Robbins for all of her efforts on behalf of the City of Maple Grove.

**Firefighters oaths
of office**

Fire Chief Bush introduced newly hired Firefighter Eric Williams, Fire Inspector Specialist Jesse Navin and Assistant Fire Chief Brandon Scheunemann to the City Council.

Mayor Steffenson administered the oath of office to Firefighter Williams, Fire Inspector Specialist Navin and Assistant Fire Chief Scheunemann and welcomed them to the Maple Grove Fire Department. Badges were pinned on and a round of applause was offered by all in attendance.

**Minnesota
Women of Today
H.E.A.R.T. Award
presentation to
the Police
Department**

City Administrator Nelson stated the Minnesota Women of Today (MNWT) State President Jenise Teske and District Director Carla Hanson were presenting the Police Department with the MNWT president's H.E.A.R.T Award for its work to raise awareness and address domestic violence in the community. The Police Department's specific efforts include the Domestic Violence Response Team, Purple Patch Initiative, and a Cornerstone in-house domestic violence advocate. Jenise created the H.E.A.R.T. Award for members to nominate those in their community that have exhibited qualities of giving of their heart - her theme for the year. It was noted the Maple Grove Women of Today (MGWT) submitted the Maple Grove Police Department for the award.

Jenise Teske, MNWT, explained she was the 73rd state president for the Minnesota Women of Today. She reported her theme for the year was "giving a piece of your heart". She discussed how she encouraged the 48 chapters within MNWT to find organizations to nominate for going above and beyond in their communities. She reviewed the nomination for the Maple Grove Police Department stating this organization helps officers take an assertive stance against domestic violence, for engaging with Marie's Voice and Cornerstone Advocacy Service, for being action oriented, for being reliable and remarkable, for providing a brighter future for victims and witnesses of domestic violence, and for offering advanced training to officers.

Commander Travis Pobuda thanked the Minnesota Women of Today for this award. He explained the Maple Grove Police Department works very hard to address domestic violence. He stated this was a great honor. A round of applause was offered by all in attendance.

Public hearings

**Public hearing for
on-sale
intoxicating /
Sunday sale
liquor license for
Pints and**

City Administrator Nelson explained that Pints and Paddles has requested an on-sale intoxicating / Sunday sale liquor license. She reported all necessary paperwork and fees have been submitted to the city and staff recommends approval of the request.

Eric Mesenburg, Pints and Paddles representative, thanked the

**Paddles, LLC dba
Pints and Paddles**

Council for considering his request.

Mayor Steffenson encouraged Mr. Mesenburg to properly train his employees on how to card and serve alcohol to patrons.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 7:54 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to close the public hearing at 7:55 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to approve the on-sale intoxicating /Sunday sale liquor license for Pints and Paddle, LLC dba Pints and Paddle, 15450 Grove Circle N, Maple Grove, Minnesota, subject to compliance with liquor licensing requirements in Chapter 4, Article I of the City Code, with said license to expire June 30, 2024. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Community and
economic
development
items**

**Arbor Lakes
Business Park
Phase 4 Building
8 planned unit
development
concept stage
plan amendment,
development**

Planning Manager Vickerman stated the applicant is proposing a planned unit development (PUD) concept plan amendment, PUD development stage plan, and final plat to build a 195,013 square foot building along with a future 157,724 square foot building. The site is south of the future 73rd Place North and north of Interstate I-94/I-694. The proposal is in the Arbor Lakes Business Park Phase Three that received conceptual approval in 2021 for five manufacturing/office/warehousing

**stage plan, and
final plat**

buildings. The first three buildings (north of 73rd Place North) currently have building permits in review. The site is identified in the Gravel Mining Area South Master Plan as business park. Staff commented further on the proposed request and reported the Planning Commission recommended approval.

Councilmember Janigo asked if there was more room for landscaping due to the vacation of the land near the cul-de-sac at the end of Zachary Lane North. Planning Manager Vickerman reported this was the case, noting some of the area would have a retaining wall.

Councilmember Janigo stated she believed the cul-de-sac area looked better in the new configuration.

Councilmember Johnson inquired if both of these buildings would have one user. Planning Manager Vickerman stated he did not have this information.

Mayor Steffenson commented it was hard for him to understand what changed on the new elevations. Planning Manager Vickerman reviewed the enhancements and changes that were made to the building elevations.

Councilmember Janigo questioned what constituted a compliment of trees and asked if staff would be reviewing the landscaping plan again. Planning Manager Vickerman indicated he would be reviewing where there was room for additional trees in order to have this area filled in a reasonable manner.

Councilmember Hanson stated it was her understanding this item was tabled by the Planning Commission in order to require architectural enhancements to the building. She asked that staff discuss these changes in more detail. Planning Manager Vickerman reviewed the new renderings for the building and noted the architectural enhancements.

Mayor Steffenson questioned if this building could be seen from the freeway. Planning Manager Vickerman indicated this building could be viewed from the freeway.

Susan Keeney, 9741 102 Place N, asked if this building would be ADA compliant and accessible. Planning Manager Vickerman stated any project or proposal were reviewed by

building staff who ensure the project meets all ADA requirements.

Ms. Keeney encouraged the city to have an ADA consultant on staff in order to review and make recommendations on developments in the community.

Mayor Steffenson asked that the applicant come forward at this time.

Josh Budish, representative for the applicant, thanked staff for their detailed presentation and noted he was available to answer questions.

Councilmember Janigo asked if the building would have any green features. Mr. Budish reported the building shell would have materials that were locally sourced and he was working with the city to provide regional stormwater for this park. He indicated he was working on low energy motion sensor lighting for the interior of the building.

Mayor Steffenson questioned how much of the berm would be changed. Mr. Budish indicated the berm would be removed in order to allow for greater visibility of the proposed buildings from the freeway.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to direct the city attorney to draft a resolution and a planned unit development agreement approving the Arbor Lakes Business Park Phase 4 Building 8 subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. The Community & Economic Development Department dated May 22, 2023**
 - b. The Fire Department dated May 3, 2023**
 - c. The Parks & Recreation Department dated May 24, 2023**

The applicant shall acknowledge that park dedication

requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**River Valley
Church
conditional use
permit,
preliminary plat,
and final plat**

Mayor Steffenson recused himself from discussing this matter.

City Planner Corrow stated the applicant is requesting conditional use permit (CUP) approval to build a church on a 5.37-acre vacant lot located at 17575 Arbor Ridge Parkway North. The 34,000 square foot building is made up of a 600+ seat worship auditorium, a smaller auditorium, four classrooms, administrative offices, and an expansive lobby area. The church will hold worship services on Sunday mornings and there will be community gatherings and youth services on Monday, Tuesday, and Wednesday evenings, as well as weddings and funerals as requested. Construction of a new traffic circle at the adjacent intersection of Arbor Ridge Parkway North and 101st Avenue North is complete. A low-grade wetland is proposed to be removed near the entrance at 101st Avenue North. The Elm Creek Watershed district will review the proposal at their June meeting and staff has no concerns with its removal. Staff commented further on the proposed request and reported the Planning Commission recommended approval.

Councilmember Janigo stated it was her understanding a traffic study was not required for this project. She questioned how this church compared in size to other churches in Maple Grove. City Planner Corrow stated this church was on a five-acre lot and the overall footprint was a bit smaller than some of the more recent churches that have been constructed in the city. He reported staff was comfortable with the size of the building and parking proposed for this property.

Acting Mayor Hanson asked the applicant to come forward at this time.

Kaleb Graham, Pastor of River Valley Church, explained he has a desire to be planted in Maple Grove. He believed the

building would add a lot of value to the community, along with his parishioners.

Councilmember Janigo questioned what security would be in place on Sunday mornings. Pastor Graham reported security was a top priority for him. He indicated this was one campus for many River Valley campuses. He stated he would have parishioners that serve on security teams.

Councilmember Johnson commented on the article the *Star Tribune* printed recently for the River Valley Church. She indicated traffic flow was a concern for her at first, but she believed this quadrant of the city had great access to major freeways. She requested visitors to the church use Arbor Ridge Parkway and 101st for entry and exit versus going through the neighborhood. Pastor Graham thanked Councilmember Johnson for sharing her thoughts and insight.

Councilmember Janigo asked if anyone from the church spoke with an arborist. Pastor Graham stated this has not occurred yet.

Councilmember Janigo encouraged Pastor Graham to speak with an arborist in order to assist with selecting proper tree species for the project.

Councilmember Johnson indicated she appreciated the proposed berms and noted these would help with screening the site for the neighbors.

Councilmember Janigo stated she was happy Pastor Graham was a resident of Maple Grove and believed he would have a great opportunity to serve this community.

Motion by Councilmember Johnson, seconded by Councilmember Janigo, to direct the city attorney to draft a resolution approving the River Valley Church conditional use permit, preliminary plat, and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. The Community & Economic Development**

Department dated May 18, 2023

- b. The Engineering Department dated June 12, 2023**
- c. The Fire Department dated May 19, 2023**
- d. The Parks & Recreation Department, dated June 6, 2023**

The applicant shall acknowledge that park dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Acting Mayor Hanson, there were three ayes and no nays. (Mayor Steffenson abstained.) Motion carried.

Adjourn to EDA meeting

Mayor Steffenson adjourned the City Council meeting to the EDA meeting at 8:26 p.m.

Reconvene to regular meeting

Mayor Steffenson reconvened the regular City Council meeting at 8:33 p.m.

Project Black Bear – support Job Creation Fund application, authorize submissions of MIF application, and approve development agreement

Stacie Kvilvang, Ehlers & Associates, explained Project Black Bear continues to operate under an alias while it conducts its site selection search for a new divisional headquarter campus. Black Bear is currently looking to locate on approximately 40 acres adjacent to I-94 and west of Lowes on parcels owned by McCrossan. It is currently anticipated Black Bear will decision between Maple Grove, MN, Marlborough, MA, and Alpharetta, GA in early-mid July after financial commitments are known. If Maple Grove is selected, the new divisional headquarter campus would be an expansion of the company's current footprint within the city and regional presences within the state. The proposed capital investment is estimated to be over \$170 million for construction of a 400,000 square feet facility containing research and development labs, office spaces, as well as customer facing training facilities. It would create at least 109 full-time equivalent (FTE) jobs from 2023 to 2025 (while the new facility is being constructed) and 147 new FTE jobs in the first two years of occupancy of the new facility. In addition, by constructing this new facility, they will retain more than 1,000 jobs currently located within the city (if they select another site, those jobs would be transferred). Of the new jobs

created, it is anticipated that the average hourly wage would be approximately \$65 per hour. Staff commented further on the project noting the MIF and TIF requests. Staff recommended the Council hold a public hearing and approve the financial requests for Project Black Bear.

Motion by Mayor Steffenson, seconded by Councilmember Hanson, to open the public hearing for public comment on the Minnesota Investment Fund application for Project Black Bear at 8:34 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

There were no comments from the public.

Motion by Councilmember Janigo, seconded by Councilmember Johnson, to close the public hearing at 8:35 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Johnson, seconded by Councilmember Hanson, to adopt Resolution No. 23-100 authorizing the city to apply to the Department of Employment and Economic Development for a Minnesota Investment Fund award for Project Black Bear. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Janigo, seconded by Councilmember Johnson, to adopt Resolution No. 23-098 supporting a Job Creation Fund application to the Department of Employment and Economic Development in connection with Project Black Bear. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Johnson, seconded by Councilmember Hanson, to adopt Resolution No. 23-093 concurring in the approval of, and authorization to execute, a tax increment financing agreement and business subsidy. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Report on
upcoming
community and
economic
development
items**

Community and Economic Development Director Hogeboom updated the Council regarding the following:

- It was noted the Planning Commission meeting scheduled for July 10 has been canceled. The Planning Commission would meet next on Monday, July 31.
- Staff welcomed the Dancing Ganesha and Elm Aroma Therapy to the City of Maple Grove.

**Engineering-
public works
items**

**Report on
upcoming
engineering
items**

Director of Public Works/City Engineer Ashfeld updated the Council regarding the following:

- The Council approved an extensive ADA plan. It was noted in the coming months staff would be working on an implementation plan.
- Hennepin County recently completed a surface treatment on Weaver Lake Road.
- County Road 101 was under construction and there was a temporary detour along Maple Grove Parkway.

**Administration
items**

**Report on
upcoming
administration
items**

City Administrator Nelson explained that the Council has her Monday report if there are any questions. She reported the city would be holding a ribbon cutting ceremony for Gleason Fields on Tuesday, June 27 at 5:30 p.m. She stated the July 3 City Council meeting has been canceled and it was noted the Government Center offices would be closed on July 4 for Independence Day. She encouraged residents to participate in Maple Grove Days.

**Items added to
the agenda**

Susan Keeney commended the mayor, City Council and city staff for being named one of the 10 best communities to live in in the country.

Councilmember Janigo wished residents who are part of the

LGBTQ community Happy Pride. She reported the pride and color event that was scheduled for June 25 has been rescheduled to July 20.

Adjournment

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to adjourn to the regular City Council meeting on July 17, 2023 at 7:30 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

The meeting was adjourned at 8:43 p.m. by Mayor Steffenson.

Respectfully submitted,

Heidi Nelson
City Administrator